



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: GC 15 - 003
Date Received: February 9, 2015
Commission/Civic: UAC / UARB
Existing Zoning: C4 Application Accepted by: J.F. Fee: \$1,900.00
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☐ Variance ☒ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe Pursuant to C.C. 3377-25(B) To create a graphics plan to allow for one (1) or more wall signs identifying the entire use or an entire building on a lot, may be utilized in addition to any allowable wall sign serving one (1) or more individual activities, provided such signs are a part of an approved graphics plan for the entire use or lot.
SEE 3382.07

LOCATION

1. Certified Address Number and Street Name 2004-2020 N. High Street
City Columbus State Ohio Zip 43201
Parcel Number (only one required) 010-004154

APPLICANT

2. Name Thomas at the View, LLC, et. al.
3. Address 470 Olde Worthington Road, Suite 200 City/State Westerville, Ohio Zip 43082
4. Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S)

2. Name Thomas at the View, LLC, et. al.
3. Address 470 Olde Worthington Road, Suite 200 City/State Westerville, Ohio Zip 43082
4. Phone # (614) 932-9800 Fax # _____ Email _____

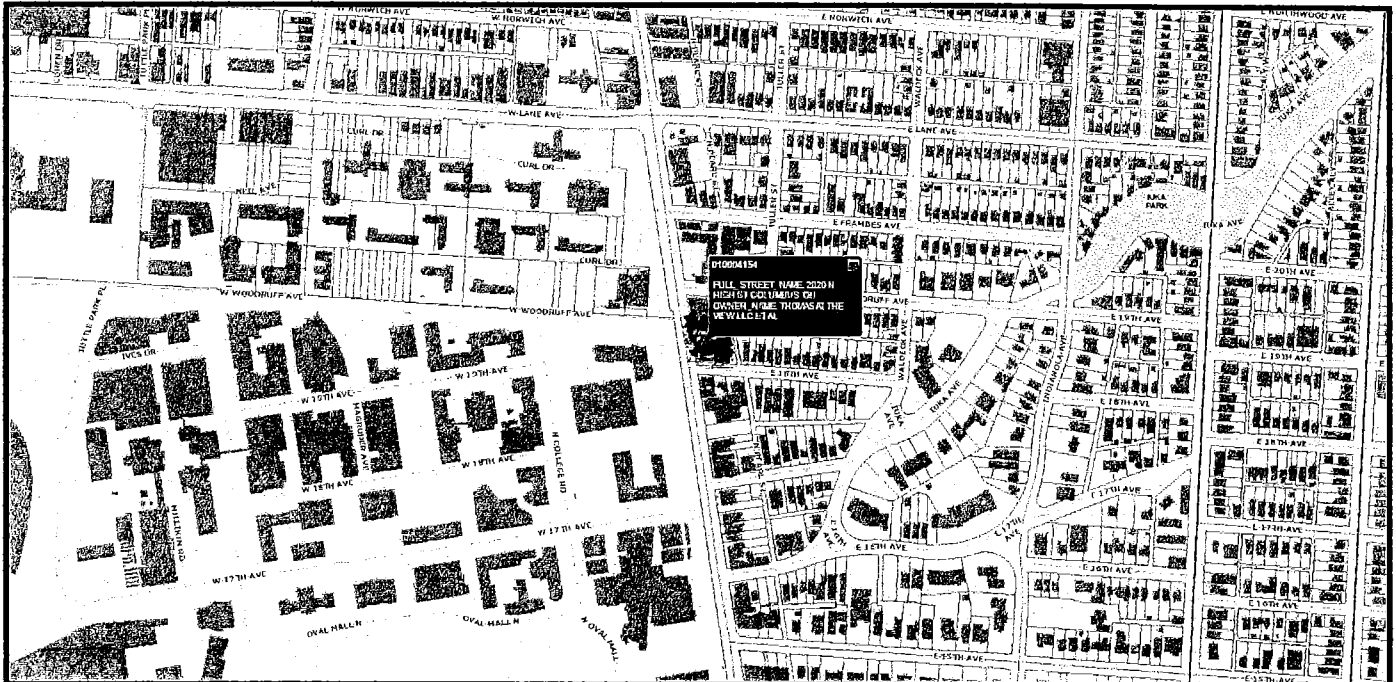
☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Stanley W. Young, III / Trinity Sign Group
9. Address 2379 Hardesty Dr. N City/State Columbus, Ohio Zip 43204-5810
10. Phone # (614) 564-9432 Fax # _____ Email trinitysigngroup@gmail.com

SIGNATURES

11. Applicant Signature Thomas at the View, LLC, et. al. By: Stanley W. Young, III
12. Property Owner Signature Thomas at the View, LLC et. al. By: Stanley W. Young, III
13. Attorney / Agent Signature Stanley W. Young, III





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

GC15-003

2004-2020 NORTH HIGH
STREET

(See next page for instructions)

APPLICATION #

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young, III
of (1) MAILING ADDRESS 2379 Hardesty Drive N., Columbus, Ohio 43204-5810
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 2004-2020 N. High Street, Columbus, Ohio 43201
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) February 9, 2015

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Thomas at the View LLC, et. al.
470 Olde Worthington Road, Suite 200
Westerville, Ohio 43082

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Thomas at the View LLC, et. al.
(614) 932-9800

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) University Area Commission
358 King Avenue., Columbus, Ohio 43201
Atten: Ms. Susan Keeny

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

(Please see attached list)

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Stanley W. Young, III
day of February, in the year 2015
(8) [Signature]
Sept 27, 2016

Notary Seal Here.

KWESI GATEWOOD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
September 27, 2016
Recorded in
Franklin County



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 2/6/15



Disclaimer

Scale = 100

Grid North

This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map as information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities. Please notify the Franklin County GIS Division of any discrepancies.

GC15-003
2004-2020 NORTH HIGH STREET

tment

VIEW ON HIGH

Tenant Signage Criteria

JSDI CELMARK, LTD
2020 North High Street,
Columbus, OH 43201
February 7, 2015

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STREET

Overview

- A. The Signage Criteria Guidelines provide parameters for the design, location, materials, construction and installation of signs for the View on High. All signs require prior written approval from JSDI Celmark, Ltd. (JSDI) prior to construction and installation. JSDI's review and approval shall be at JSDI's sole discretion and all facets of each sign shall be considered (including, but not limited to, design, location, materials, colors, font, construction, installation, etc.).
- B. To verify compliance with the design intent of these Criteria, JSDI reserves the right to review and approve or disapprove all proposed signs and/or graphic treatment governed by these Criteria per the JSDI interpretation of these Criteria, and to require revisions of any sign design which the JSDI judges not in compliance.
- C. Except as allowed in this criteria, Tenant shall not erect, install, paint or fix any signs posters, cards/banners or other advertising medium to, upon or above the exterior of the Leased Premises or the building, nor on the interior or exterior of the Leased Premises or the building, nor on the interior or exterior of the glass surface of the windows and doors. No interior illuminated signage shall be located such that it is visible from the building's exterior. The following are also prohibited: (1) paper, cloth material or cardboard signs, stickers or flags; (2) portable signs anywhere on the premises or off premises; (3) signs of the blinking, rotating or moving types or audible type signs; and (4) back-lit panel signs. Tenant shall be held liable and shall bear all costs for removal and/or correction of any sign installation that does not conform to the Sign Criteria or the approval of JSDI.
- D. Tenant shall be responsible for removal of its signs upon termination of lease.
- E. JSDI reserves the right to waive any requirement or restriction contained in these Criteria and/or to make periodic changes to the Criteria as it sees fit for the benefit of the View on High community.

EXHIBIT "B"

- F. Sign fabrication and installation shall comply with Applicable Law, including, but not limited to, building codes and the National Electrical Code, and all internal and external wiring, lighting, and other electrical devices shall bear the U.L. symbol.
- G. Tenant is responsible for maintaining its sign in a good state of repair, including prompt replacement of burned out lighting or damaged pieces as required to maintain all visual graphics in good condition.
- H. All signs shall be mounted according to the JSDI approved drawings. All fasteners shall be of non-corrosive material and concealed. All exterior letters or signs exposed shall be mounted on approved raceway.
- I. Sign company names or stamps shall be concealed where permitted by applicable code.
- J. No animated components, flashing lights, formed plastic, injection molded, box type or solid panel signs are permitted.
- K. No sign shall have any exposed conduit, expanded metal tubing, conductors, transformer or other equipment.

General Signage Criteria

Internally illuminated signs: Unless specifically approved by JSDI, all Tenant identity signs shall be illuminated. Exposed neon tubes forming letters and/or logos are not permitted except as noted below. The following types are suggested.

- 1) Individual dimensional metal back-lit (halo effect) letters or light by external light fixtures.
- 2) Internally illuminated channel letters with opaque metal sides and translucent plastic faces with no visible openings. Power supply shall be placed behind the sign fascia within the Tenant space with provision made for proper cooling and access.
- 3) Illuminated back-lit letters where only the letters appear to be illuminated.
- 4) Prefinished metal channel letters with neon set within the letter channel. (See sign detail.)
 - a) .040 aluminum, 5" deep. LED-illuminated channel letter (19" max. height)
 - b) .063 aluminum back, jewel lite trip cap, 1/8" plex face, weep holes with baffles as required, mounted via 1" x 5" Galvalum raceway to match fascia trim detail, UL listed class 2 power supply

GC15-003
2004-2020 NORTH HIGH
STREET

GC15-003
2004-2020 NORTH HIGH
STREET

Size

- A. Maximum size of single line of copy: 18"
- B. Maximum length of sign: 80% of length of storefront of Leased Premises or 36 feet, whichever is less.
- C. No signage shall project more than 8" off face of the sign band.
- D. All signage must be fabricated and installed by a sign contractor licensed by the City of Columbus.
- E. Note – It is Tenant's responsibility to obtain all approvals and to comply with local codes and ordinances. Approvals to include: University Area Commission, University Area Review Board, City of Columbus Graphics Commission.

Signage Submittals and Approvals

- A. Each Tenant shall submit two copies of the following (at a minimum) to JSDI for review:
 - 1) Elevations @ 1/8" = 1'-0" with materials noted and full description/diagrams of sign type and execution details.
 - 2) Color board.
 - 3) Colored rendering and/or rendered elevations with colors and materials keyed.
- B. **Only written approvals from JSDI are valid.**

Graphics Plan for The View on High 2004-2020 N. High St., Cols, Oh 43201

This subject site known as the View on High, 2004-2020 N. High Street, Columbus, Ohio 43201 is located in Franklin County, City of Columbus. The subject site is Parcel ID # 010-004154 and is zoned C4, located in a Commercial Overlay know as The University Urban Commercial Overlay. It is also in the University / Impact Planning Overlay. The subject site includes a Wendy's Restaurant on the ground floor, retail storefronts along the N. High Street elevation, apartment residential units on the upper floors and parking entrance signage on the 18th. Avenue elevation. The proposed Graphics Plan language will include the recently approved City of Columbus Graphics Commission Variance for Wendy's Restaurant. The View on High Building Identification sign, Parking Directional sign on the southwest corner of the building, and the projecting d/f L.E.D Digital parking sign has been reviewed by both the University Area Commission and the University Architectural Review Board and have received a Certificate of Approval dated 12/22/2014 as illustrated as EXHIBIT "A". The last piece to this graphics plan is to review and approve The Retail Tenant Signage Criteria for the storefronts along N. High Street. The criteria for the storefronts have been set fourth in EXHIBIT "B". A cross-section of the storefront and letters have been set forth in EXHIBIT "B1" DaNite Sign Co. Dwg 15-052 R2. and are to be made a part of the storefront criteria. This completes the Graphics Plan for the subject site. Any tenant that would install letters above the store front would be required to comply with Tenant Signage Criteria, and secure a Permanent Installation Sign Permit through a City of Columbus Licensed Sign Contractor prior to fabricating and installing signage on the sign band. Future changes to signage to and for a new tenant would comply with tenant criteria and secure a sign permit prior to construction and installation.

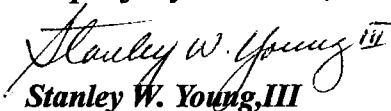
APPROVALS.

Wendy's Graphic's Commission Variance # 14320-00606 to C.C. 3377.20(A) To permit the Wendy's Cameo logo on a wall not enclosing the use.

The View on High Building Signage (2) two s/f signs, located on the N. High Street elevation. The d/f LED Illuminated Projecting Parking Sign w/ arrow located the S.W. Corner of the building. The d/f LED Illuminated Digital Parking Sign located on the 18th. Street elevation. The above (3) three signs were approved and a Certificate of Approval was issued on 12/22/2014, by The University Area Review Board. Please see EXHIBIT "A".

On behalf of the owner we respectfully request your review and approval of this proposed Graphics Plan.

Respectfully Submitted,


Stanley W. Young, III

Date: Feb 8, 2015

**GC15-003
2004-2020 NORTH HIGH
STREET**

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2004-2020 NORTH HIGH
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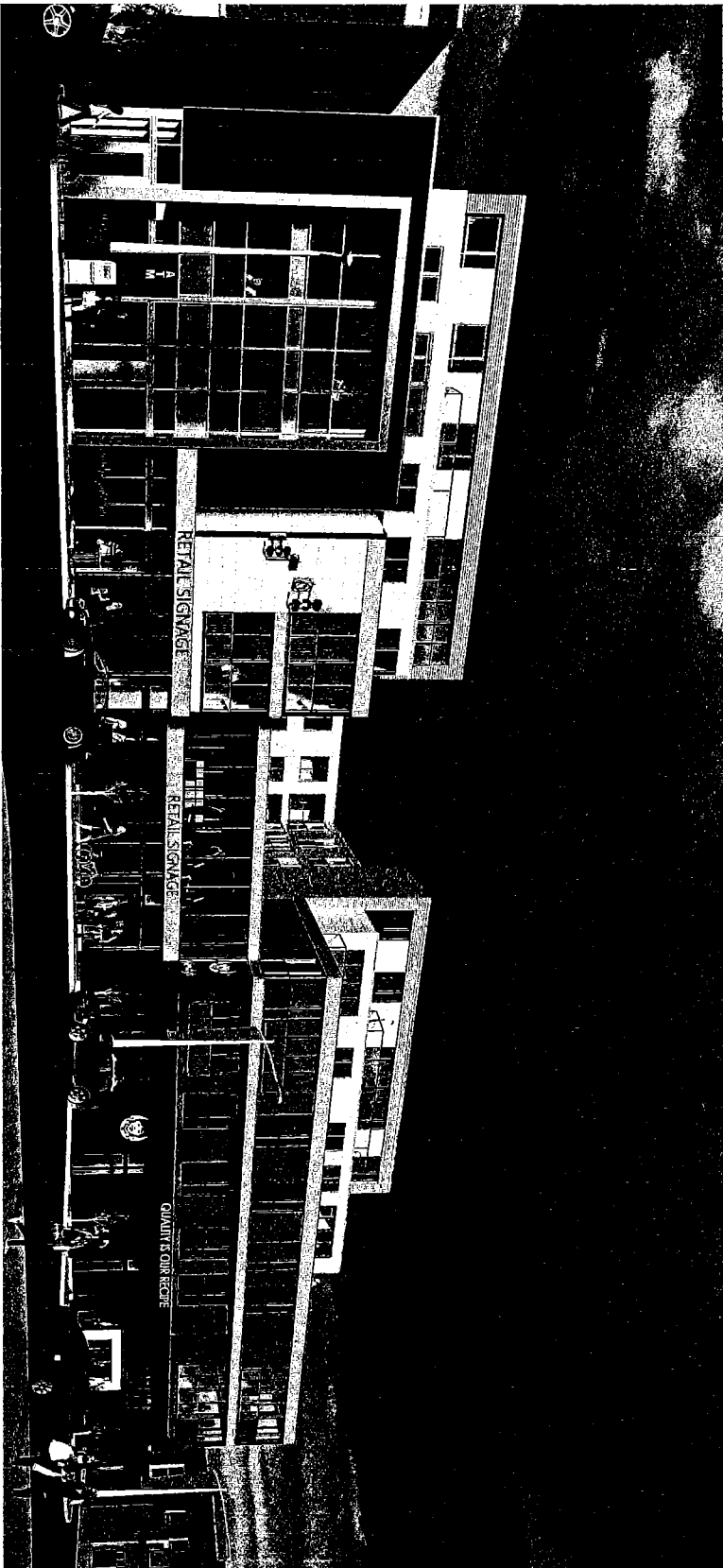
JSDI CELMARK, LTD.
The View on High
COLUMBUS, OHIO

ISSUED FOR CONSTRUCTION

4/14/2014

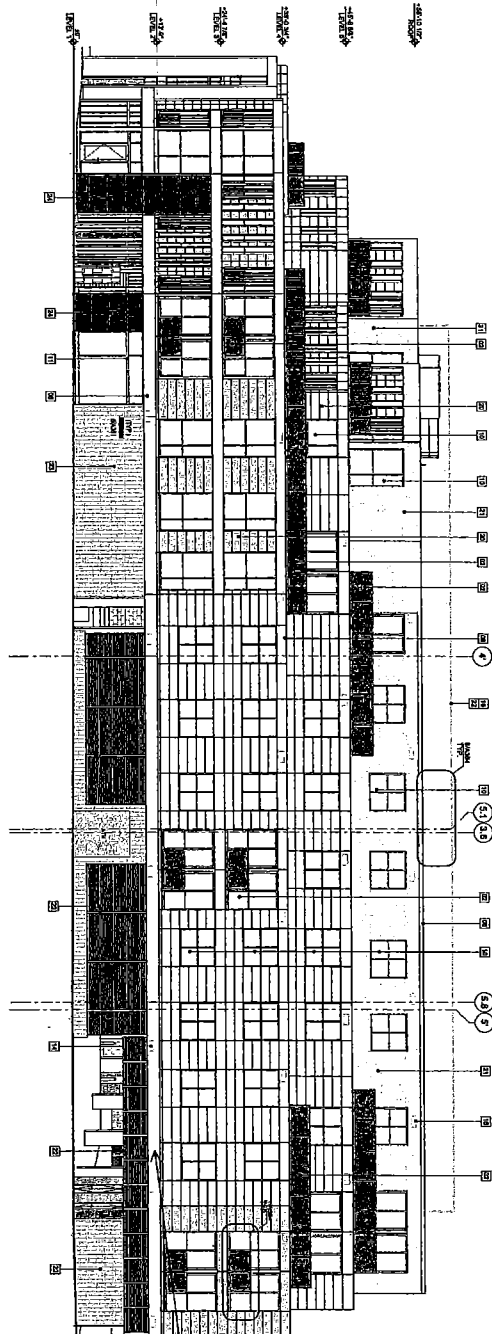
THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT
BE USED FOR REGULATION, APPROVAL, PERMIT OR CONSTRUCTION

© RHODE PARTNERS 2014



RHODE PARTNERS

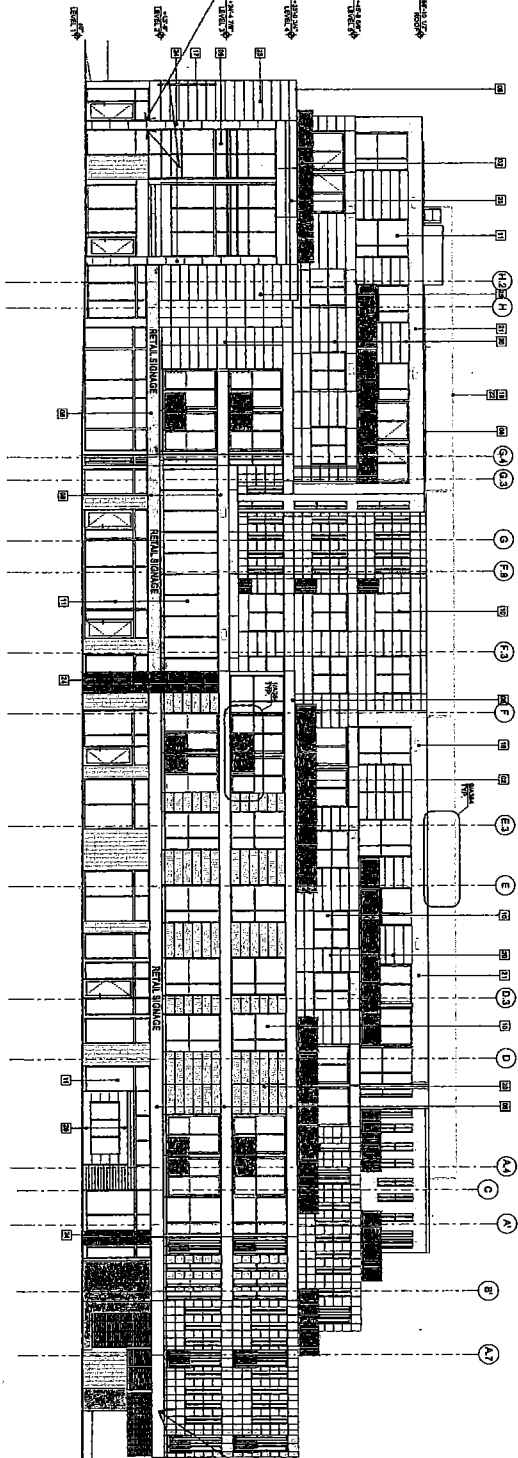
GC15-003 2004-2020 NORTH HIGH STREET



ELEVATION - SOUTH 3
SCALE: 1/8" = 1'-0"

EXTENSION ELEVATION NOTES

1. ELECTRICAL PANELS
2. STEEL BRACKETING
3. GALVANIZED STEEL BRACKETING
4. BRACKETING
5. PRE-CAST CONCRETE BRACKETING
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ELEVATION - WEST 1
SCALE: 1/8" = 1'-0"

RHODE PARTNERS
ARCHITECTS
1015 N. HIGH STREET
COLUMBUS, OHIO 43201
614.221.1234
www.rhodepartners.com

The View on High
Jedi Gentry, Ltd.

2004 NORTH HIGH STREET
COLUMBUS, OHIO 43201

NOTES
1. SEE ARCHITECT'S RECORD DRAWINGS FOR ALL DETAILS.
2. SEE ARCHITECT'S RECORD DRAWINGS FOR ALL MATERIALS.
3. SEE ARCHITECT'S RECORD DRAWINGS FOR ALL FINISHES.
4. SEE ARCHITECT'S RECORD DRAWINGS FOR ALL EQUIPMENT.
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15. SEE ARCHITECT'S RECORD DRAWINGS FOR ALL OTHER ELEMENTS.

REVISIONS
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ISSUED FOR CONSTRUCTION
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NO.	DATE	DESCRIPTION
1	10/1/2014	ISSUED FOR CONSTRUCTION
2	10/1/2014	ISSUED FOR CONSTRUCTION
3	10/1/2014	ISSUED FOR CONSTRUCTION
4	10/1/2014	ISSUED FOR CONSTRUCTION
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15	10/1/2014	ISSUED FOR CONSTRUCTION

Danite Sign Co.

Proudly Serving Central Ohio Since 1954
 1640 Harmon Ave Columbus, Ohio, 43223
 (614) 444-3333 (FAX) 444-3026
 www.danitesign.com

APPROVED-CUSTOMER _____ DATE _____

SIGN DESIGN CONSULTANT _____ DATE _____

JOB NAME: VIEW ON HIGH #27080
 STREET: 3592 N. HIGH ST.
 CITY/STATE: COLUMBUS, OH
 LOCATION: CHANNEL LETTERS

SHEET # 15-052 R2
 DATE: 2/27/15 REV 2/5/15
 FILE NAME: VIEW ON HIGH - BLDG SIGNS.CDR
 DIRECTORY: KEITH > 2014 > V

SCALE: NONE SAFETY DESIGNED KS
 This document is a design proposal. It is not a contract. It is subject to change without notice. It is not to be used for construction without the written approval of Danite Sign Co. Any use of this document for any other purpose is strictly prohibited.

CROSS SECTION @ RETAIL SIGNAGE NTS

1 LISTED

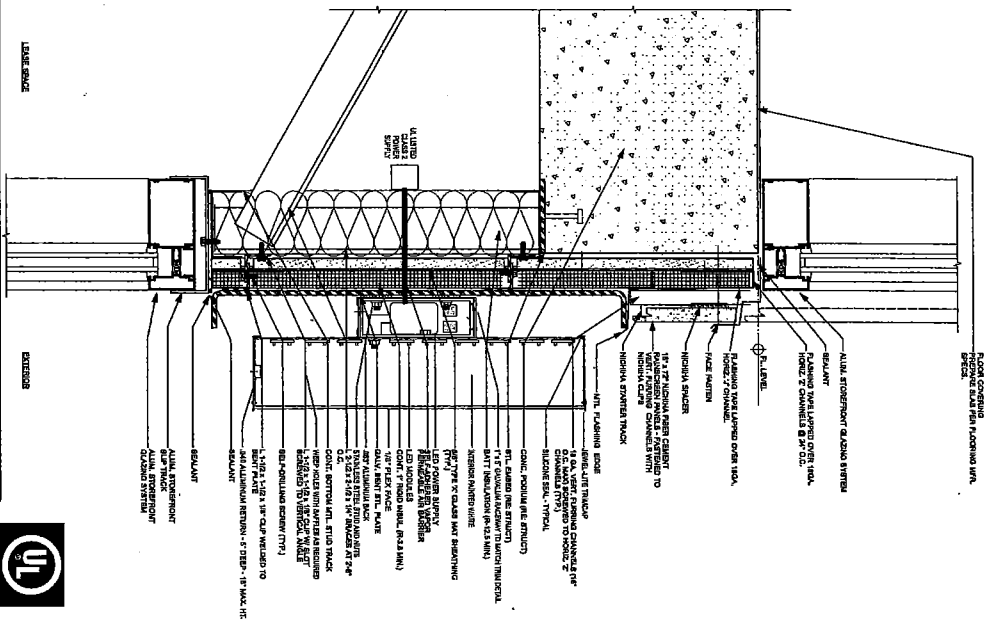


EXHIBIT B1



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not

GC15-003

APPLICATION **2004-2020 NORTH HIGH STREET**

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stanley W. Young, III
Of (COMPLETE ADDRESS) 2379 Hardesty Drive N., Columbus, Ohio 43204-5810
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

[illegible]

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Sep 27 2016

Notary Seal Here

KWESI GATEWOOD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
September 27, 2016

~~Recorded in~~
Franklin County